

PROJECT SUMMARY - General

Proposed Building(s) Use: add additional transient occupancy hotel rooms to existing 26 unit Hotel, located at 663 Old Mammoth Road, Mammoth Lakes; Lot 17, Sherwin Meadows Park; APN 35-170-25. Pending final approval of Community Benefits Incentive Zoning (CBIZ), this proposal seeks a Density Bonus. 5 - 1 Bedroom Units are allowed as the baseline Density. 9 new units are proposed, in 3 new freestanding new buildings, to consist of 3 - Studio Units (1 parking space each); 3 - 1 Bedroom Units (1 parking space each); and 3 - 2 Bedroom Units (2 parking spaces each).

In addition to the parking requirements for the existing Hotel property, the new Units will require 12 new parking spaces. Of these, 11 new parking spaces have been designed at understructure parking at grade.

These new Units are for proposed as "Condo/Hotel" ownership, possible using a fractional interest ownership model. The Units shall remain under Hotel management as regards administration/reservations with a transient occupancy rental pool; with Housekeeping/Maintenance provided by Hotel staff. The furnishings of each new Unit shall be provided by the Hotel ownership, and, together with interiors design and decorating shall follow a standardized motif template. The CUP application will include a Tentative Tract Map, with a Final Condominium to follow.

§ 17.020.040 ZONE CG PROPERTY DEVELOPMENT STANDARDS

- Conditional Use Permit (C.U.P.) required for occupancy; available density bonuses; maximum building height.
- Design Review required.
- CBIZ Approval need from TOML staff, Planning Commission; and Town Council.
- Tentative Tract Map Approval required.
- Setbacks: 10' FY (due to Old Mammoth Road Offer of Dedication; O'RY and all SY.
- All Site and Building dimensions in summary are Gross Square Feet (gsf), Unless Otherwise Noted.

Lot Area: 0.78ac = 34,063

Baseline Density 17.020.040.B.1.a.: 40 units/acre x 0.78 acre = 31.20 units - 26 [e] units = 5.20 [n] units

Density Proposed: Pending "CBIZ Density Bonus" approval of tentative agreement = 9 [n] units

Parking Required: § 17.020.400.Q.1 - 1 stall/unit + 2 stalls/2-bedroom/unit + 1 additional stall for each increment >20 units; + 1 - loading/delivery stall for buildings >5,000 sf, (+2 stalls for resident property managers: n/a); 10'x20' typ exterior stall, 10'x17' at 45° angled stalls; 9'x18' covered "compact" stalls if no dividing partitions; 12'x24' loading/deliveries stall located in primary parking lot.

Parking Provided:

26 [e] units	26
6 [n] studio/1-bedroom units	6
3 [n] 2-bedroom units	6
1 additional space req'd each increment of 20 units	1
1 12'x24' - loading/delivery	1
	= 40

NOTES:

- Minimum Fire Lane widths and site ingress/egress over the access easement recorded between the property Owner and the Southern Mono County Hospital District (over the adjacent "East Off" parking lot); turning radii as Drawn; this and the required warning traffic signage and striping has already been approved by TOML Building Department and the M.L.F.P.D. Fire Marshall. Under the Building Permit associated with Plan Check BP08-00073, which has already been issued, but abandoned in favor of this new proposed development.
- 6 of the required parking spaces will be located in the presently underutilized understructure area of the [e] Hotel building, which may have been used for that purpose in the past, but are currently non-conforming with respect to the Building Code. Proposed Fire/Life Safety Code compliance measured are discussed in the "General Building Design Guidelines" portion of this Site Summary. Because the configuration of these 6 parking spaces rely on the tandem and parallel configuration Drawn, and due to the "close-in" nature of these spaces with respect to the [e] building post and beam structural system, valet service will be required to utilize these spaces. These 6 spaces will only need to be pressed into service during periods of peak, maximum, occupancy, which is the exception rather than the rule. Operationally, these peak occupancy periods can be identified and scheduled in advance, through the Hotel's reservation system.

Allowable Lot Coverage: § 17.06.010.B.7. - 70% allowable lot coverage + 5% = 75% maximum lot coverage x 34,063 sf = 25,547

Proposed Lot Coverage:

[e] Hotel/walkways footprint	6,662
[n] 3 - Units footprints	3,130
[n] Bldg's walkways	665
A/C paved parking	14,948
	= 25,405
25,405 gsf / 34,063 lot Area	= 75%

Snow Depot Required: 60% of parking and walkway hardscap x 15,613 = 9,368

Snow Depot Proposed: 4,308 = 46%

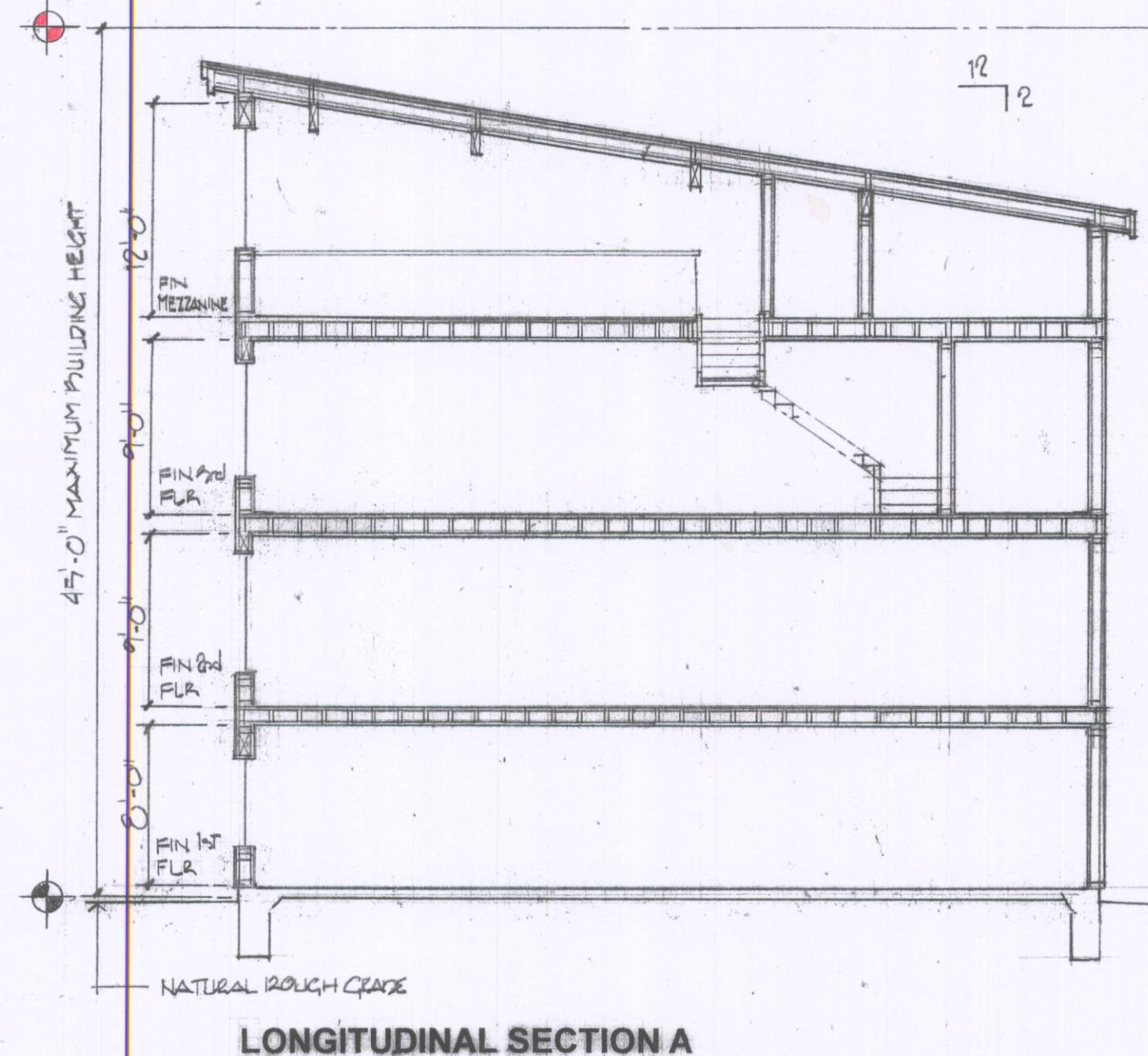
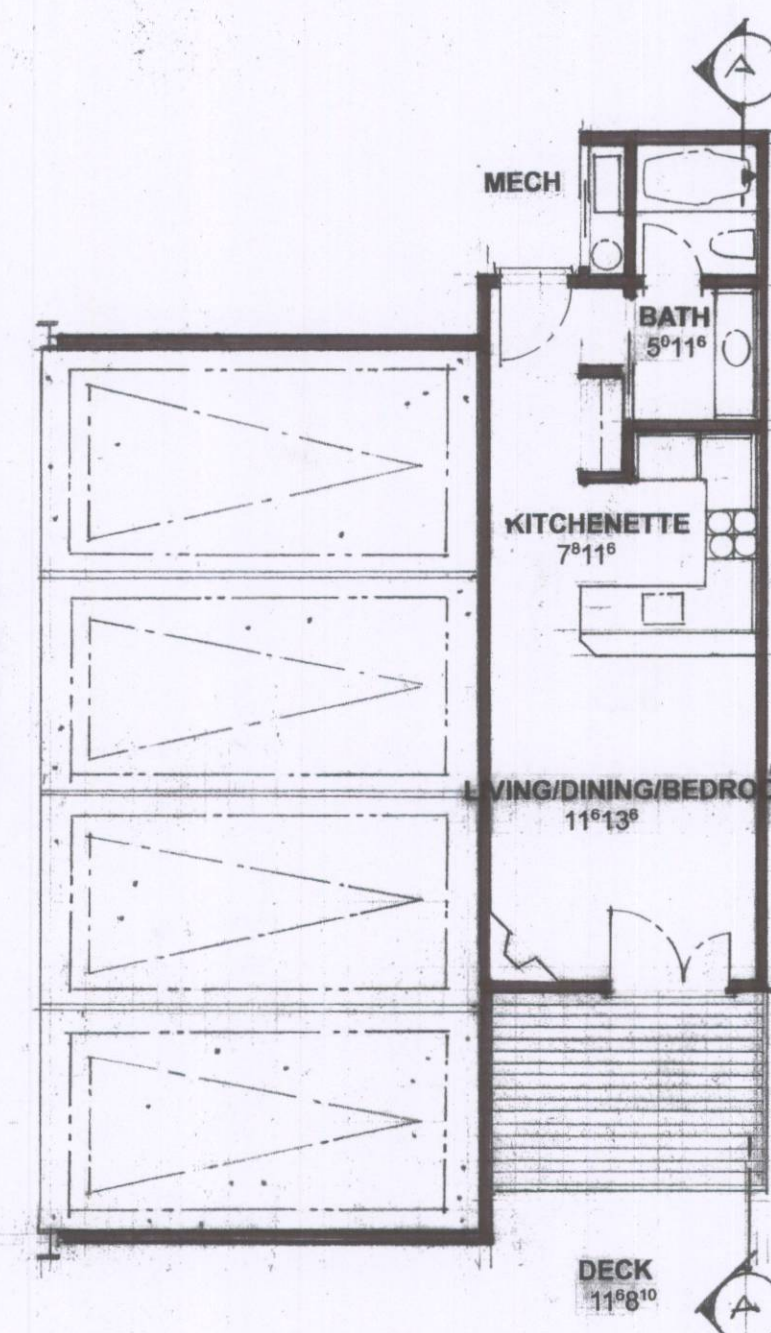
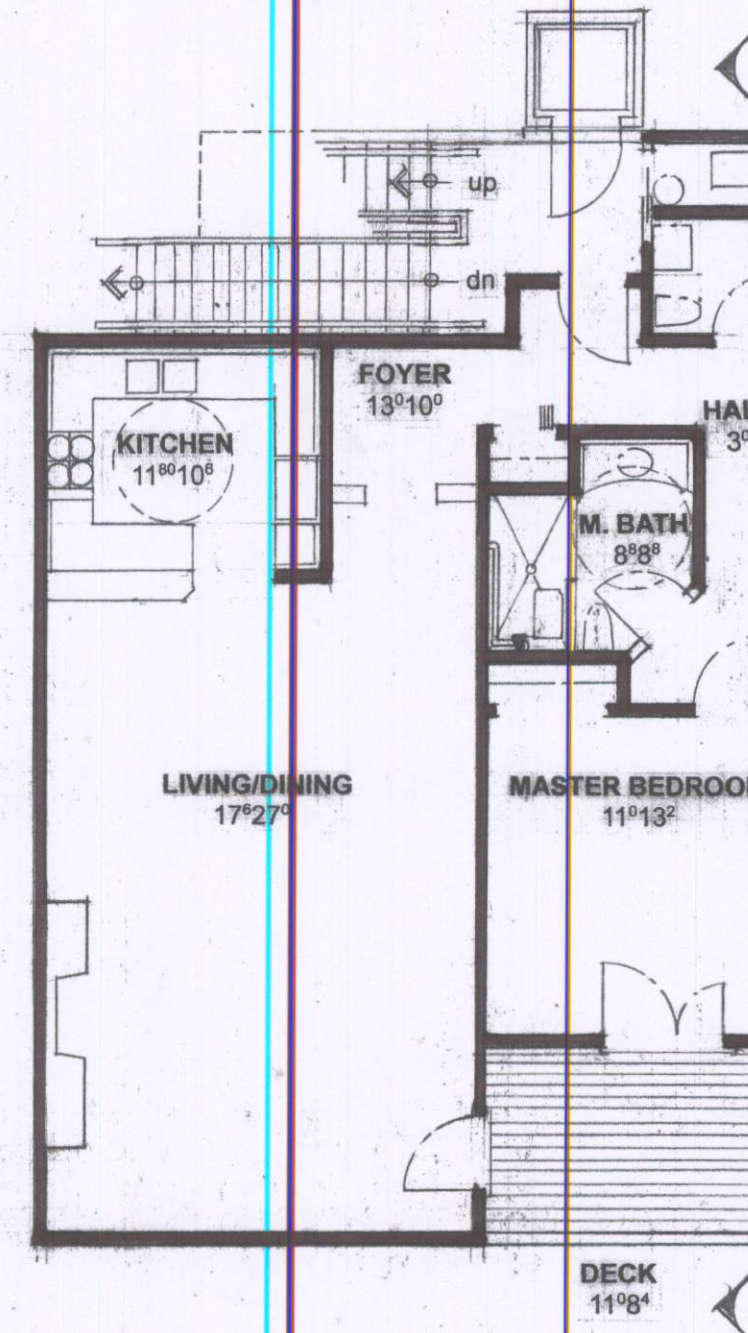
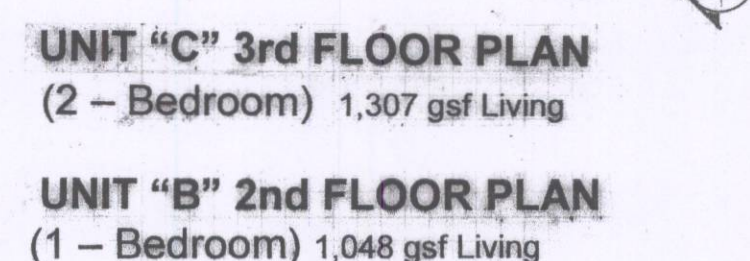
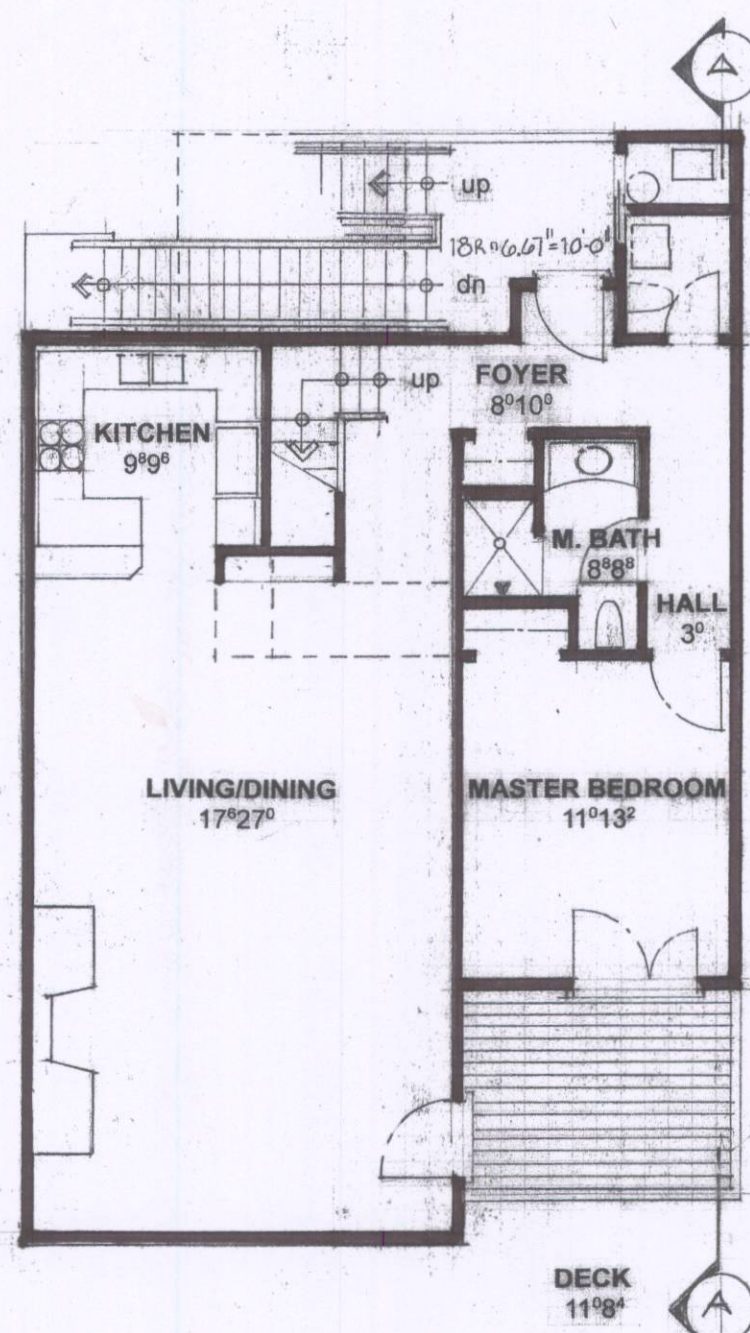
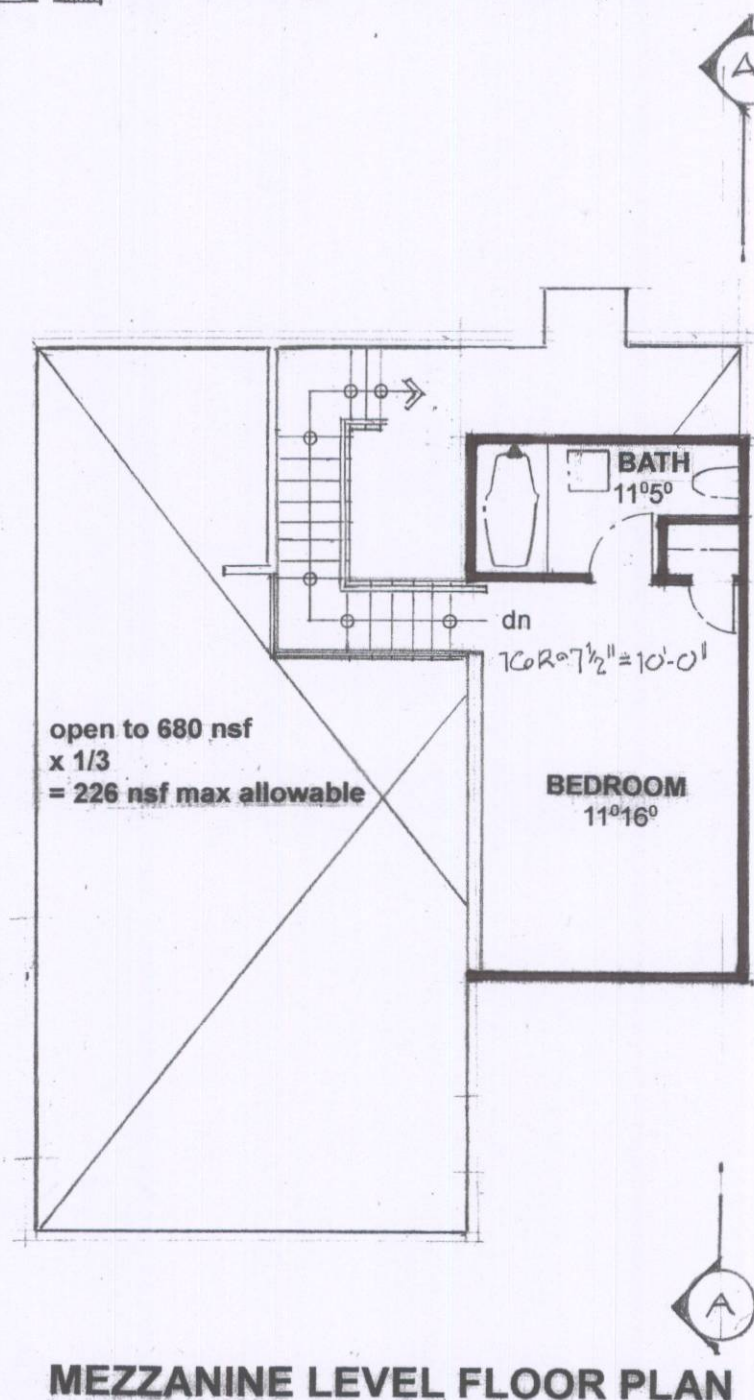
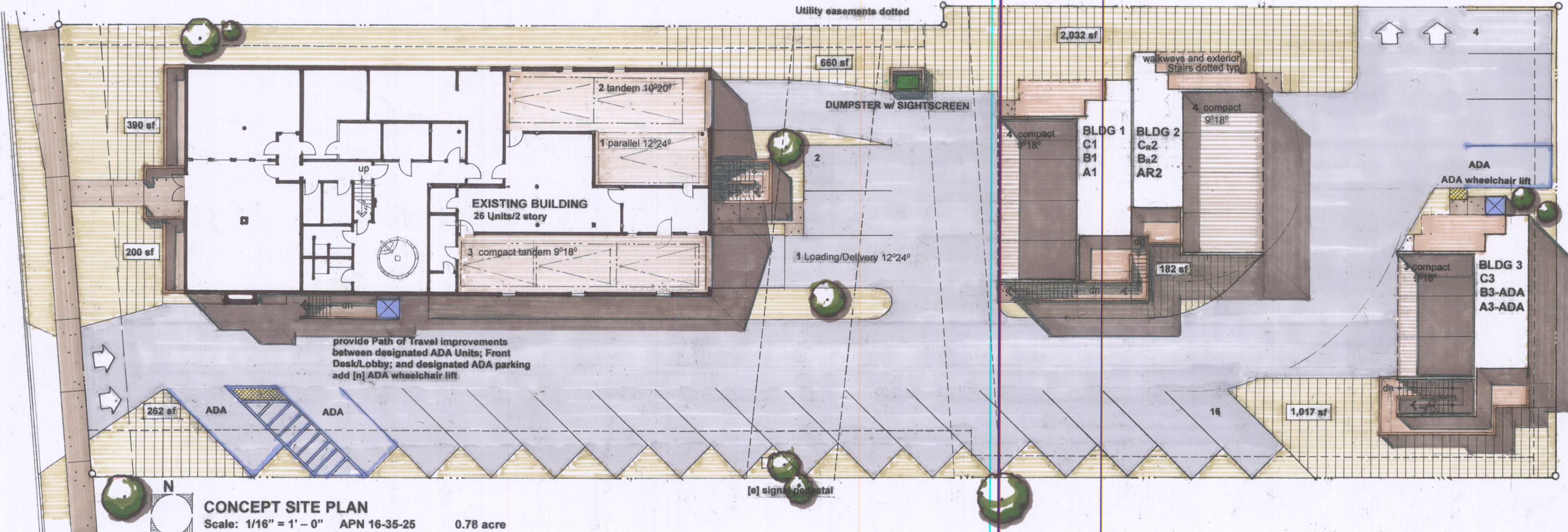
As a Condition of the C.U.P., the 2007 Planning Application included an Agreement by the Owner to remove snow, by truck, in excess of site storage capacity, to an approved off-site snow depot area. Since this Condition went with the 2007 Building Permit, and this Permit has been withdrawn by the Owner, a similar C.U.P. Condition could be attached to this Project Application.

Maximum Building Height: (from natural grade, typical)

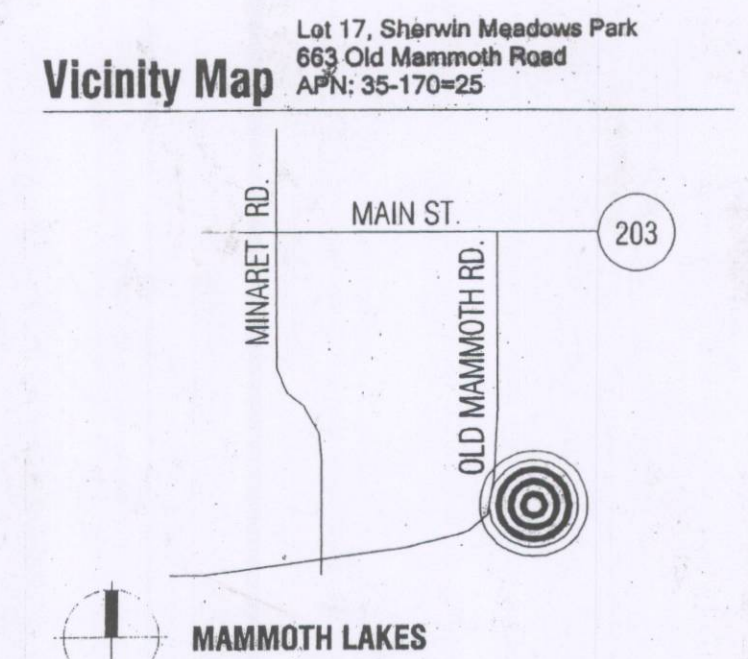
§ 17.020.400.G.1:	= 35'
+ 10' increase allowed when understructure parking provided	= 45'
§ 17.020.400.G.4:	= 43'

GENERAL BUILDING DESIGN GUIDELINES:

- Building Code Considerations:**
- The proposed new units have been classed as a Group R-3 Occupancy (private dwellings), with an attached Group U-1 Occupancy attached private Garage, open on 1 side with no dividing partitions between parking spaces to allow for 4 maximum "compact" 9' x 18' parking stalls. In addition to a 1 - hour fire rated Occupancy Separation wall and floor/ceiling assembly between the Garage and the Dwelling Units, a 1 - hour fire rated wall and floor/ceiling assembly is required between each Unit in each new building. Each new Unit shall be fire-sprinklered in accordance with NFPA-13R; with the fire-sprinklering at the Garage to an NFPA standard to be determined by the Fire Marshall.
 - The 6 new parking stalls proposed beneath the existing Hotel building, based upon Architect's discussion with the Fire Marshall, qualify also as a Group U-1 Occupancy. Since they will require valet service by the Hotel ownership, they may be classed as private Garages. The 6 new parking spaces are Drawn as configured within 2 separate, 1-hour fire rated envelopes, each of which is not to exceed 1,000 sf in area: the "North Garage," and the "South Garage." With the existing Hotel classed as a Group R-1 Occupancy, a 1-hour fire rated Occupancy Separation will be required at the demising partition, and the floor/ceiling assemblies between the 2 Garage envelopes, and the Hotel. Both Garage envelopes with be fully fire-sprinklered to an NFPA standard to be determined by the Fire Marshall.
 - 2 egress Exits are required from the 3rd Floor. All Exit Discharges are required to be located 10' or greater from all property lines.
- ADA Considerations:**
- 1 of the new Units is required to be fully ADA compliant; The 1-Bedroom Unit in Building 3 has been designated to satisfy this requirement with the Floor Plan Drawn. Since this Unit is located on the 2nd Floor, a wheelchair lift along the Path of Travel from parking to entry shall be provided. A fully ADA compliant Studio Unit, at grade, will also be provided, but is not Drawn here.
 - ADA compliant parking spaces are required, 1 of which must be Van-accessible. These have been located along the Path of Travel to the Lobby/Registration Front Desk (which, subject to verification, appears already to be ADA compliant) - a wheelchair lift will be provided to access the level of the Registration area, since it is several feet above grade. An additional ADA compliant parking stall is shown on the Path of Travel to the designated ADA Units from the nearest adjacent parking space in the lot.



Vicinity Map



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Improvements and Additions to

The
Mammoth Creek Inn

663 Old Mammoth Road
Mammoth Lakes
California

Sheet Title Conceptual Site Plan; Site Summary
Floor Plans: Units "A," "B," "C"

Scale 1/8" - 1/8" UON

Date November 22 2012

Revisions

File No. 12 - 04



Drawing No. CD1